

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Family Practice Properties, LLC
2116 E. Section Street
Mount Vernon, Washington 98274



201104130058

Skagit County Auditor

4/13/2011 Page 1 of 4 3:09PM

QUITCLAIM DEED

Grantor (s) **FAMILY PRACTICE PROPERTIES, LLC**, a Washington general partnership

Grantee (s) **2116 SECTION, LLC**, a Washington limited liability company

Abbreviated Legal: Ptn NE 1/4 S29 T34N R4E WM

Additional Legal on page(s) Exhibit A

Assessor's Tax Parcel Nos.: 340429-1-001-0300 (P100968)

The Grantor, **FAMILY PRACTICE PROPERTIES, LLC**, a Washington limited liability company, in consideration of transfer to a Washington limited liability company in exchange for membership interest therein (capital) and for no monetary consideration, hereby quitclaims and conveys to, **2116 SECTION, LLC**, a Washington limited liability company, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit: that property described as

See attached Exhibit "A", which is incorporated herein in its entirety by this reference.

Situate in Mount Vernon, Skagit County, Washington.

Dated this 22nd day of February, 2011.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1063

APR 13 2011

Amount Paid \$
By Skagit Co. Treasurer Deputy
UAM

Quitclaim Deed

FAMILY PRACTICE PROPERTIES, LLC,
a Washington limited liability company


RICHARD J. ABBOTT, MD,
Partner


STEVEN H. JOHNSON, MD, Partner

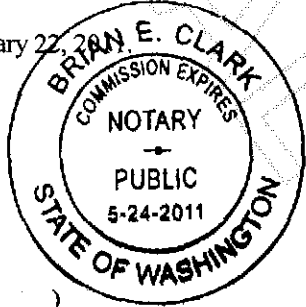
State of Washington)
) ss
County of Skagit)


Paul D. Johnson
PAUL D. JOHNSON, MD, Partner

By 
LEIF P. JOHNSON, his Attorney-in-Fact

I certify that I know or have satisfactory evidence that **RICHARD J. ABBOTT, MD,** and **STEVEN H. JOHNSON, MD,** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as **MEMBERS** of **FAMILY PRACTICE PROPERTIES, LLC,** a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 22, 2011





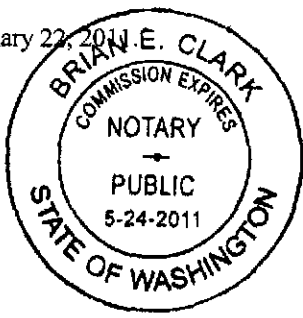
(Signature)
NOTARY PUBLIC **BRIAN E. CLARK**

Print Name of Notary
My appointment expires: 5/24/2011

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that **LEIF P. JOHNSON** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Attorney-in-Fact** for **PAUL D. JOHNSON, MD,** a **MEMBER** of **FAMILY PRACTICE PROPERTIES, LLC,** a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 22, 2011





(Signature)
NOTARY PUBLIC **BRIAN E. CLARK**

Print Name of Notary
My appointment expires: 5/24/2011

Quitclaim Deed



201104130058
Skagit County Auditor

EXHIBIT "A"

Lot 4 of the D.B.A Venture Properties survey as recorded in Volume 15 of Surveys, Page 133, Auditor's File No. 9403090060, EXCEPT the South 122.29 feet thereof, more particularly described as follows:

Beginning at the Southeast corner of Lot 4, of the above reference Survey, the TRUE POINT OF BEGINNING; thence on the South line of Lot 4 North 89°46'27" West a distance of 65.00 feet; thence North 36°22'46" West a distance of 156.48 feet; thence parallel with the South line of Lot 4 South 89°46'27" East to the West right-of-way of LaVenture Road a distance of 163.31 feet; thence South 02°32'23" West on the West right-of-way of LaVenture Road a distance of 122.29 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Tract 3, Short Plat No. MV-3-83, approved July 26, 1983 and recorded July 28, 1983, under Skagit County Auditor's File No. 8307280011, more fully described in that Quit Claim Deed recorded August 30, 2001, under Auditor's File No. 200108300180.

EXCEPT any portion of the above described property contained within the two following described parcels:

Parcel "A":

That portion of Tract 3 of City of Mount Vernon Short Plat No. MV-3-83, approved July 26, 1983 and recorded July 28, 1983 as Auditor's File No. 8307290011 in Volume 6 of Short Plats, Page 74, records of Skagit County, Washington, being a portion of the Northeast ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Begin at the Southeast corner of said Tract 3; thence North 87°49'50" West for 10 feet to the West line of the East 10 feet of said Tract 3, said point being the True Point of Beginning; thence North 2°32'23" East along said West line for 539.18 feet; thence North 87°46'27" West for 280.64 feet; thence North 2°32'23" East for 96.83 feet to the North line of Revised Tract 3 of said short plat; thence North 87°46'27" West along said revised North line to the West line of said Tract 3; thence South along said West line to the Southwest corner of said Tract 3; thence East along the South line of said Tract 3 to the True Point of Beginning.

Parcel "B":

That portion of Tract 3 of city of Mount Vernon Short Plat No. MV3-83, approved July 26, 1983 and recorded July 28, 1983 as Auditor's File No. 8307280011 in Volume 6 of Short Plats, page 74, records of Skagit County, Washington; being a portion of the Northeast ¼ of Section 29, Township 34 North, Range 4 East, W.M., more particularly described as follows:



201104130058

Skagit County Auditor

Commencing at the Southeast corner of said Tract 3; thence North 87°49'50" West for 10.00 feet to the West line of the East 10 feet of said Tract 3; thence North 2°32'23" East along said West line for 605.30 feet, to the true point of beginning; thence North 87°46'27" West along the North line of said Tract 3 for 163.31 feet; thence North 36°22'46" West for 39.20 feet; thence North 87°46'27" West for 92.65 feet; thence South 2°32'23" West for 96.83 feet; thence South 87°46'27" East for 280.64 feet; thence North 2°32'23" East for 66.12 feet to the true point of beginning.

TOGETHER WITH three non-exclusive drainage easements and a non-exclusive drainage detention pond easement over, across and under the following described portions of Lots 1, 2, 3 and 4, of the "D.B.A. VENTURE PROPERTIES" Survey recorded in Volume 15 of Surveys, Page 133, as Auditor's File No. 9403090060, which lots were more specifically described in a document recorded as Auditor's File No. 9503210081, all of said lots being a portion of the Northeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M.:

1.) A non-exclusive drainage easement over, across and under a 15 foot wide easement being 5 feet on the North and 10 feet on the South of the South property line of said Lots 1 and 2, also being the North line of said Lot 3.

2.) A non-exclusive drainage easement over, across and under a 15 foot wide easement being 5 feet on the North and 10 feet on the South of the following described line:

Beginning at the Southwest corner of said Lot 4; thence South 89 degrees 46' 27" East, a distance of 120.00 feet; thence South 36 degrees 22' 46" East, a distance of 32.48 feet; thence parallel with the South line of Lot 4, South 89 degrees 46' 27" East to the West right-of-way of LaVenture Road, a distance of 163.31 feet to the terminus of this line.

3.) A non-exclusive drainage easement over, across and under the West 20 feet of said Lot 3.

4.) A non-exclusive drainage easement for drainage detention over, across and under the South 60 feet of the West 310 feet of said Lot 3.



201104130058

Skagit County Auditor